Kimley»Horn

February 19, 2015

Chad Weaver
Camden Development, Inc.
5100 W. Lemon Street, Suite 209
Tampa, FL 33609

RE: ***Camden Living Trip Generation Comparison***

Dear Mr. Weaver:

Kimley-Horn and Associates, Inc. is pleased to provide this memorandum which describes a high level comparison of trip generation rates for the previous versus the proposed uses on the site of the planned Camden Living development in Sandy Springs, Georgia. The proposed Camden Living multifamily development is located between Roswell Road (SR 9) and Boylston Drive, north of Hammond Drive.

The previous site included the following densities:

- 69,371 SF of General Office Space
- 14,556 SF of United States Post Office
- 3,800 SF of Fast-Food Restaurant (a 3,000 SF Kentucky Fried Chicken Restaurant and a 800 SF Checkers Restaurant)

The Camden Living multifamily development is proposed to have the following densities:

- 316 Multifamily Apartments
- 1,408 SF of General Office Space
- 1,534 SF of Retail Space
- Drive-in Bank with 4 lanes

Previous Site Trip Generation

To compare the impact of the proposed uses to the previous uses on the site, a trip generation calculation was performed using the land use densities described above for each scenario. Trip generation was calculated using methodology contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual* (Ninth Edition, 2012). This high level comparison analysis does not include reductions for internal capture or pass-by trips. The results of the previous site trip generation can be seen below in **Table 1**.

Table 1: Previous Site Traffic Trip Generation									
ITE Code	Intensity	Land Use	Weekday Daily Traffic	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
710	69,371 SF	General Office Building	994	143	126	17	156	27	129
732	14,556 SF	United States Post Office	1,575	120	62	58	163	83	80
934	3,000 SF	Fast-Food: KFC	1,488	NA	NA	NA	98	51	47
934/935	800 SF	Fast Food: Checkers	397*	NA	NA	NA	36*	18*	18*
		Gross Vehicular Trips	**4,454**	**263**	**188**	**75**	**453**	**179**	**274**

**ITE Trip Generation code 934 is used for Daily numbers due to limited data being available for code 935. The PM calculations use ITE Trip Generation Code 935 (Fast-Food Restaurant with a Drive-Through Window and No Indoor Seating) since more data is available for this period.*

Proposed Site Trip Generation

Using the same methodology as described above, the trip generation potential of the proposed site was calculated. Again, this high level comparison analysis does not include reductions for internal capture or pass-by trips. The resulting calculations for the proposed site plan can be seen in **Table 2** below.

Table 2: Proposed Site Trip Generation									
ITE Code	Intensity	Land Use	Weekday Daily Traffic	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
220	316 DU	Apartment	2,039	159	32	127	191	124	67
710	1,408 SF	General Office*	16	2	2	0	2	0	2
820	1,534 SF	Retail*	66	1	1	0	6	3	3
912	4 lanes	Drive-In Bank	557	37	22	15	133	65	68
		Gross Vehicular Trips	**2,678**	**199**	**57**	**142**	**332**	**192**	**140**

** The ITE Trip Generation average rate was used instead of the fitted curve equation for these land uses because the square footages are below the ITE data extremes.*

The proposed site is expected to generate fewer vehicular trips than the previous site during the day and during both peak hours. A comparison of the trip generation calculations is summarized below in **Table 3**. As shown in the results below, the traffic impact caused by the proposed development will be less than the impact that was caused by the previous development.

Table 3: Trip Generation Comparison (Gross Trips)			
Site Plan	**Daily Traffic**	**AM Peak**	**PM Peak**
Previous Site	4,454	263	453
Proposed Site	2,678	199	332
Difference	-1,776	-64	-121

Summary

The proposed site is expected to generate fewer trips than the previous site during the Daily, AM peak, and PM peak periods. This comparison is based on using the same methodology for the proposed site land uses as the previous site land uses.

We appreciate the opportunity to provide these services to you. Please contact me at (404) 201-6154 or at james.fowler@kimley-horn.com should you have any questions.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

By: James G. Fowler, P.E.
Project Manager